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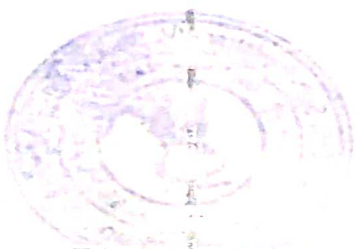
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admiss-
 to registration. the signature sheets and
 the endorsement sheets attached with
 this document are part of this document

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250.00
 150.00
 400.00
 Deal'd by 06/07/11
 11/07/11

Sub-Registrar IV
 Sub 24 Parganas, Allpore
 Registrar G/S I (3) of
 Registration Act 1908
 4 JUL 2011



THIS INDENTURE OF SALE is made on this 6th day of July
 in the year of Two Thousand and Eleven A. D. BETWEEN SMT.
 PAPIYA SENGUPTA wife of Sri Sibaji Sengupta, by faith - Hindu, by
 occupation - Housewife, residing at 1/30, Chittaranjan Colony, Extension, Police
 Station - Jadavpur, Kolkata - 700032, hereinafter called and referred to as
 the VENDOR (which terms or expression shall unless excluded by or
 repugnant to the context hereof be deemed to include her heirs, executors,
 legal representatives, administrators, successors, nominees and/or assigns)
 of the ONE PART.

[Faint handwritten notes and signatures at the bottom right of the page.]

No. 1838 Dt. 29/6/11 1200/1
Name S. K. DUTTA - ACP
Address Alipore
Vendor VC

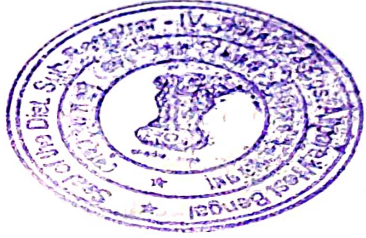
L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

✓ - Sumit Kumar Roy.



1756

- Sumit Kumar Roy.



1757

Papia Sengupta.

Registrar - IV
Alipore, Alipore,
Registrar U/S 7 (2) of
Registration Act 1908
26 JUL 2011

✓ Nithin Parait
S/O Kailash Parait -
Alipore Police Control -
Kolkata - 700 027.

2

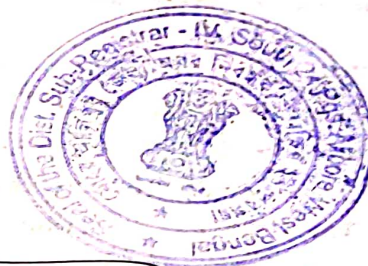
A N D

SRI SUMIT KUMAR ROY son of Late Sushanta Kumar Roy, by faith - Hindu, by occupation - Service, residing at 6/80/4, Bijoypath, Police Station - Jadavpur, Kolkata - 700032, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the context hereof be deemed to include his heirs, executors, legal representatives, administrators, successors, nominees and/or assigns) of the OTHER PART.

WHEREAS by an Indenture of Sale dated 28.01.1957 registered before the Sub Registry office at Baruipur and recorded in Book No. I, Being No. 472 for the year 1957 one the then Owner Mahaboob Ali Mondal son of Late Tahadat Ali Mondal mentioned as Vendor therein sold and transferred 085 (8 and ½) Satak out of 17 Satak of land comprised in R. S. Dag No. 1687 under R. S. Khatian No. 1133 and all that 045 (4 and ½) Satak out of 09 Satak of land in R.S. Dag No. 1690 aggregating to total 13 Satak of land in Mouza - Barhansfartabad, Pargana - Medanmolla, J.L. No. 47, R. S. No. 7, Touji No. 109, Police Station and Sub Registry office Sonarpur, District South 24 Parganas in favour of Md. Sobar Ali Mondal and Abdul Rahim Mondal jointly mentioned as Purchasers therein.

AND WHEREAS by an Indenture of Sale dated 16.04.1957 registered before the Sub Registry office at Baruipur and recorded in Book No. I, Being No. 2261 for the year 1957 one Abdul Sobham Laskar son of Rahim Bux Laskar mentioned as Vendor therein sold and transferred 085 (8 and ½) satak out of 17 satak of land comprised in R.S. Dag No. 1687 under R.S. Khatian No. 1133 and all that 045 (4 and ½) satak out of 09 satak of land in R.S. Dag No. 1690 aggregating to total 13 Satak in Mouza - Barhansfartabad, Pargana - Medanmolla, J.L. No. 47, R.S. No. 7, Touji No. 109, Police Station and Sub Registry office Sonarpur, District South 24 Parganas in favour of Md. Sobar Ali Mondal and Abdul Rahim Mondal jointly mentioned as Purchasers therein.

AND WHEREAS by an Indenture of Sale registered before the Sub Registry office at Baruipur and recorded in Book No. I, Volume No. 64, Pages 134 to 137, Being No. 4169, for the year 1974 said one Md. Sobar Ali Mondal mentioned as Vendor therein sold and transferred 085 (8 and ½) satak out of 17 satak of land comprised in R.S. Dag No. 1687 under R.S. Khatian No. 1133 and all that 045 (4 and ½) satak out of 09 satak of land in R.S. Dag No. 1690 aggregating to total 13 satak in Mouza - Barhansfartabad, Pargana - Medanmolla, J.L. No. 47, R.S. No. 7, Touji No. 109, Police Station and Sub Registry office Sonarpur, District South 24 Parganas in favour of one Md. Korban Ali Gayen and Sahajan Mondal jointly mentioned as Purchasers therein.



Registrar - II, Sub-Registrar - II,
District of Alipore,
West Bengal.
1957
C. A. Jul 1957



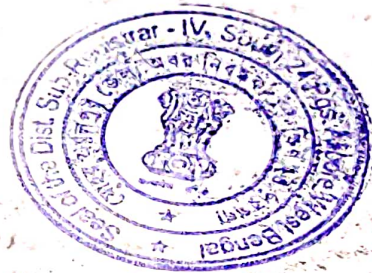
AND WHEREAS by an Indenture of Sale dated 12.12.2001 registered before the Sub Registry office at Barripur and recorded in Book No. 1, Being No. 926, for the year 2001 said Md. Korhan Ali Gayen and Sahajan Mondal jointly mentioned as Vendor therein sold and transferred all that 2 Cottahs 12 Chittacks 19 Sq. ft. out of his entire land comprised in R.S. Dag No. 1687 under R.S. Khatian No. 1133, in Mouza Barhansfartabad, Pargana - Medanmolla, J.L. No. 47, R.S. No. 7, Touji No. 109, now within Rajpur Sonarpur Municipality, Ward No. 26, Police Station and Sub Registry office Sonarpur, District South 24 Parganas in favour of one Smt. Papiya Sengupta wife of Sri Sibaji Sengupta mentioned as Purchaser therein.

AND WHEREAS the present Vendor Smt. Papiya Sengupta now seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land classified as 'Sali' (agricultural) land measuring 2 Cottahs 12 Chittacks 19 Sq. ft. more or less comprised in R. S. Dag No. 1687 under R.S. Khatian No. 1133, in Mouza - Barhansfartabad, Pargana - Medanmolla, J. L. No. 47, R. S. No. 7, Touji No. 109, now within Rajpur Sonarpur Municipality, Ward No. 26, Police Station and Sub Registry office Sonarpur, District South 24 Parganas having good right, marketable title and peaceful possession and enjoying the same free from all encumbrances.

AND WHEREAS the present Vendor expressed her intention to sell her aforesaid property and the Purchaser agreed to purchase ALL THAT the land measuring 2 Cottahs 12 Chittacks 19 Sq. ft. more or less comprised in R. S. Dag No. 1687 under R. S. Khatian No. 1133, in Mouza - Barhansfartabad, Pargana - Medanmolla, J. L. No. 47, R. S. No. 7, Touji No. 109, now within Rajpur Sonarpur Municipality, Ward No. 26, Police Station and Sub Registry office Sonarpur, District South 24 Parganas, the particular of such entirety of land and premises is more clearly written in the SCHEDULE herein at or for a total consideration of Rs. 8,00,000.00 (Rupees Eight lacs) only.

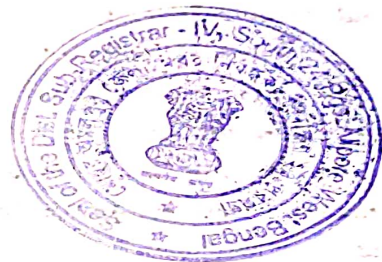
AND WHEREAS in pursuance to the same the Vendor agreed to execute and register a Deed of Conveyance in respect of ALL THAT the entire land measuring 2 Cottahs 12 Chittacks 19 Sq. ft. more or less comprised in R. S. Dag No. 1687 under R. S. Khatian No. 1133, in Mouza - Barhansfartabad, Pargana - Medanmolla, J. L. No. 47, R. S. No. 7, Touji No. 109, now within Rajpur Sonarpur Municipality, Ward No. 26, Police Station and Sub Registry office Sonarpur, District South 24 Parganas, the particular of such entirety of land is more clearly written in the SCHEDULE hereunder written at or for a total consideration of Rs. 8,00,000.00 (Rupees Eight lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the same and in consideration of the sum of Rs. 8,00,000.00 (Rupees Eight lacs) only well and truly



Sub-Registrar - IV
South 24 Parganas, Alipore,
Registrar (S 7 (a) of
Registration Act 1908
6 JUL 2011

paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby and hereunder admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser as well as the said property morefully described in the SCHEDULE hereunder written) the Vendor doth hereby grant, sell, transfer, convey, assign and assure to unto and in favour of the Purchaser ALL THAT the said property morefully and particularly described in the SCHEDULE hereunder written being ALL THAT piece or parcel of Sali land 2 Cottahs 12 Chittacks 19 Sq. ft. more or less comprised in R. S. Dag No. 1687 under R.S. Khatian No. 1133, in Mouza - Barhansartabad, Pargana - Medanmolla, J. L. No. 47, R. S. No. 7, Touji No. 109, now within Rajpur Sonarpur Municipality, Ward No. 26, Police Station and Sub Registry office Sonarpur, District South 24 Parganas, hereinafter referred to as the SAID PROPERTY morefully and particularly described under the SCHEDULE hereunder written, free from all encumbrances TOGETHER WITH like proportionate share in all the ways, paths, passages, under ways, sewers, drains, trees shrubs, water courses, rights, lights, liberties, easements, privileges, advantages appendages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or any part thereof or which with the same or any part thereof or taken as part held, used occupied, enjoyed, reputed, deemed taken or taken as part or parcel thereof or appertaining thereto AND the reversion and reversions, remainder and remainders, rents, issues, and profits thereof and of every part thereof together with furthermore all the estate, right, title, interest, inheritance, use, possession property claim and demand whatsoever both at law and in equity of the Vendor into and upon or in respect of the said property described in the Schedule hereunder written and every part thereof AND all deeds, pattahs, muniments, writings and evidences of title which in any wise relate to the said SCHEDULE property or any part thereof and which now are or hereafter shall or may in the custody, power or possession of the Vendor, her heirs, executors, administrators or representatives or any person from whom they can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said messuage property and hereditaments with the appurtenant unto and to the use of the said Purchaser absolutely forever free from all encumbrances whatsoever and the Vendor doth hereby and her heirs, executors, administrators, representatives and assigns covenant with the said Purchaser his heirs, executors, administrators, successors, representatives and assigns that notwithstanding any act, deed, matter or thing by the said Vendor done or executed or knowingly suffered to the contrary the said Vendor now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Schedule property hereditaments and every part thereof for a perfect and indefeasible estate of inheritance in fee simple in possession or in estimate or an estate equivalent



Registrar Sub-Region IV,
S. P. D. 12/2018, Aurore,
West Bengal
05 JUL 2018

thereto free from all encumbrances whatsoever the Vendor now has good right, full power and absolute authority to grant transfer and convey and the said SCHEDULE property and hereditaments hereto before granted transferred and conveyed or otherwise expressed and intended so to be unto and to the use of the said Purchaser his heirs, executors, administrators, representatives and assigns in manner aforesaid and that the said Purchaser his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said SCHEDULE property hereditaments and receive the rents, issues and profits thereof and of every part thereof without any lawful eviction, interruption, claim or demands whatsoever from the said Vendor or any person or persons lawfully and equitably claiming from any estate or interest in the said property and hereditaments from under or in trust for the Vendor or from under any of her predecessor in title and that free and clear and freely and clearly, absolutely acquitted, exonerated, discharges saved and harmless and kept indemnified against all loss or injury suffered in respect of the said SCHEDULE property hereditaments and all manners of charges, liens, mortgages, attachments, liabilities and encumbrances whatsoever and the Vendor or any of her heirs and successors shall and will from time to time and at all times hereafter at the request and cost of the said Purchaser or his heirs, executors, administrators, representatives and assigns execute or caused to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and every part thereof unto and to the use of the said Purchaser, his heirs, executors, administrators, representatives and assigns in the manner aforesaid as shall or may be reasonably required.

AND FURTHER THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-

- a) NOTWITHSTANDING anything hereto done or referred to the contrary the Vendor have got an absolute right, title and authorities to convey the said land with structure in the said piece or parcel of land with structure as described in the SCHEDULE hereunder written and all the rights, privileges and appurtenances thereunto belonging and hereby sold conveyed and transferred to the Purchaser in the manner aforesaid and that the Vendor have not done or knowingly suffered anything whereby the said property may be encumbered affected or impeached in estate title or otherwise.
- b) That there are no encumbrances, charges, trusts, liens, attachments or demands whatsoever done by Vendor now subsisting on the property and that the



Registrar - IV, South, West Bengal,
Alipore,
West Bengal,
26 JUL 2011

same is not the subject matter of any litigation or proceedings and has not been offered as security or otherwise to any Court or Revenue Authority.

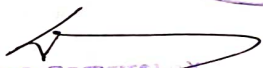
- c) That the Vendor shall and will at all times hereafter indemnify and keep indemnified, saved harmless the Purchaser against all defects in title to the said land .
- d) That the Purchaser shall henceforth peaceably and quietly hold possess and enjoy the rents , issues and profits derivable from and out of the said property without any hindrance , interruption or disturbance from or by the Vendor and/or any other person or persons claiming through or under in trust for the Vendor without any let, hindrance, interruption or disturbances by any person or persons whomsoever.
- e) That the Vendor shall at all time do and execute at the costs and expenses of the Purchaser all such further acts, deeds, matters, things and assurances as may be reasonably required by the Purchaser for better and further effectuating and assuring the conveyance hereby made the title to the Purchasers of the property hereby sold and conveyed.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of Sali land measuring 2 Cottahs 12 Chittacks 19 Sq. ft. more or less comprised in R. S. Dag No. 1687 under R.S. Khatian No. 1133 , in Mouza – Barhansartabad , Pargana – Medanmolla , J. L. No. 47 , R. S. No. 7 , Touji No. 109 , now within Rajpur Sonarpur Municipality , Ward No. 26 , Police Station and Sub Registry office Sonarpur , District South 24 Parganas South and butted and bounded in the manner following :-

ON THE NORTH	:	By Land in Dag No. 1687 .
ON THE SOUTH	:	By 16 feet wide Road .
ON THE EAST	:	By Plot No. 20 in Dag No. 1687 (Part)
ON THE WEST	:	By Land in Dag No. 1688 .




Registrar Sub-Registrar
South CI Perganas, Alipore,
West Bengal I (B) of
Registration Act 1908
6 JUL 2011

IN WITNESSES WHEREOF the parties hereto and herewith have set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED

By the VENDOR at Kolkata

In presence of :

1. Mamika Majhi
23, Bank Garden
Roy nagar, Bandhawan
Kolkata-70

2. Pradyip Roy
Alipore Police Court.
Kolkata-27.

Papia Sengupta

SIGNED AND DELIVERED

By the PURCHASERS at Kolkata

In presence of :

1. Mamika Majhi
23, Bank Garden
Roy nagar, Bandhawan
Kolkata-70

2. Pradyip Roy
Alipore Police Court.
Kolkata-27.

Sumit Kumar Roy



[Handwritten signature]
Sub-Registrar - IV,
Alipore, West Bengal,
5.6 JUL 2008

MEMO OF CONSIDERATION

By account payee cheque/ draft Rs 8,00,000/-

Rs 8,00,000/-

(Rupees Eight Lacs) only

Papia Sengupta

IN PRESENCE OF :-

1. Mani Kanti Lal
28, Bank Bardang
Roy Nagar, Bandan
Kolkata-70

2. Pradyip Roy
Alipore Civil Court,
Kolkata-70

DRAFTED BY :-

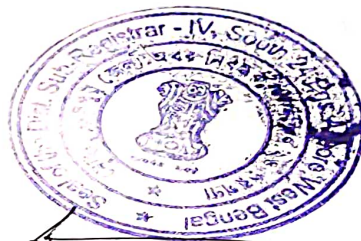
Suband Kumar Dutta
SUBIR KUMAR DUTTA

Advocate.

Alipore Civil & Criminal Court,
Kolkata - 700 027.

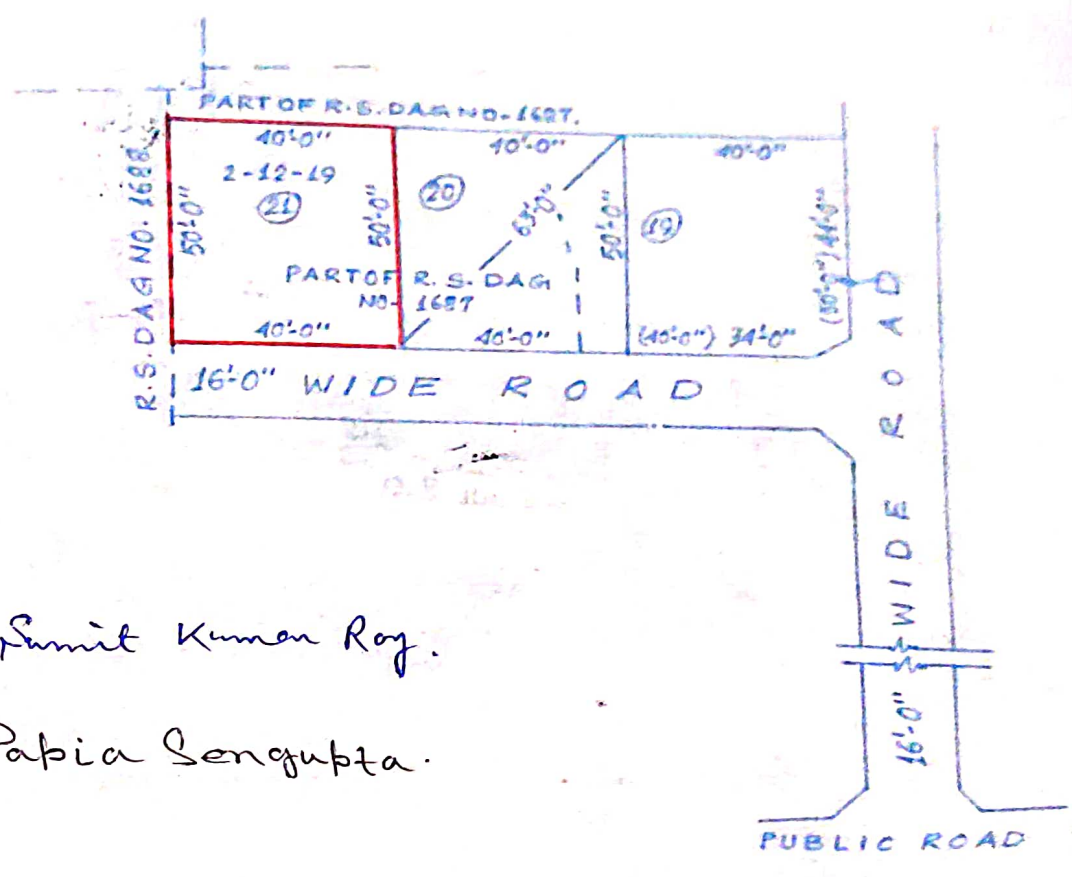
COMPUTERISED BY :-

Malay Roy Chowdhury
KHELAGHAR
18, Moore Avenue,
Kolkata - 700 040.



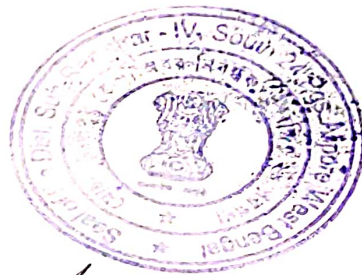
Registrar - IV, South, Alipore,
West Bengal
= 6 JUL 2011

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Sumit Kumar Roy.
Pabia Sengupta.

DRAWN BY
[Signature]



Registrar - IV
South 24 Parganas, Alipore,
West Bengal
Registration Act 1908
- 6 JUL 2011



Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name :- PARIYA SENGUPTA.

Signature :- *Pariya Sengupta*



Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name :- SUMIT KUMAR ROY.

Signature :- *Sumit Kumar Roy*



A
Registrar - IV, South, Alipore,
West Bengal, Alipore,
Registrar C/S I (B) of
Registration Act 1908
6 JUL 2011



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06313 of 2011
(Serial No. 04915 of 2011)

On

Payment of Fees:

On 06/07/2011

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20.14 hrs on :06/07/2011, at the Private residence by Sumit Kumar Roy
,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 06/07/2011 by

1. Papiya Sengupta, wife of Sibaji Sengupta , 1/30 Chittaranjan Colony Extension, , , Thana:-Jadavpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700032 , By Caste Hindu, By
Profession : House wife
2. Sumit Kumar Roy, son of Lt. Sushanta Kr Roy , 6/80/4 Bijoygarh, , , Thana:-Jadavpur, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700032 , By Caste Hindu, By Profession : Service
Identified By Mithun Pandit, son of Kailash Pandit, Alipore Police Court, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: ----.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 07/07/2011

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-1418194/-

Certified that the required stamp duty of this document is Rs.- 85102 /- and the Stamp duty paid as:
Impressive Rs.- 5000/-

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 14/07/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act,
1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 15637/- on 14/07/2011



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 1 of 2

14/07/2011 16:48:00



Government Of West Bengal
Office Of the D S R, IV SOUTH 24 PARGANAS
District, South 24 PARGANAS

Endorsement For Deed Number : 1 - 08313 of 2011
(Serial No. 04916 of 2011)

(Under Article A(1) = 15598/-, E = 7/-, H = 28/-, M(n) = 4/- on 14/07/2011)

Deficit stamp duty

Deficit stamp duty

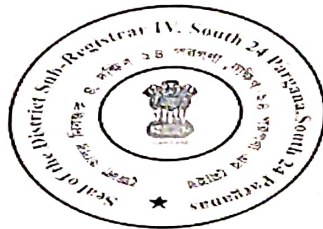
1. Rs. 49000/- is paid, by the draft number 152408, Draft Date 29/06/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 14/07/2011
2. Rs. 31102/- is paid, by the draft number 152407, Draft Date 29/06/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 14/07/2011


(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 520 to 533
being No 05313 for the year 2011.




(Dulal Chandrasaha) 15-July-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal